

CITY OF SAN ANTONIO
Planning and Development Services Department
MEMORANDUM

TO: PDSO Associates
FROM: Roderick Sanchez, AICP, CBO - Building Official
DATE: January 8, 2010
FILE: Code Interpretation Manual

INTERPRETATION NUMBER: CI2010-002

TITLE: Residential Deck Permit Requirements

CODE EDITION: 2009 *International Residential Code* (IRC) as amended by COSA


SECTION: R105.2, Item 11 as amended by COSA

PURPOSE: To clarify whether residential decks not more than 30 inches in height above grade require a building permit.

QUESTION: Is it the intent of Section R105.2, Item 11 to exempt residential decks not more than thirty (30) inches above adjacent grade from obtaining a building permit similar to patios?

ANSWER: No. Residential decks are treated separate from patios. Patios are on grade, generally constructed of concrete and/or stone or brick pavers. Decks are generally supported by a foundation - typically posts with footings - and include a framing and flooring system that are required to meet code. Residential decks require a permit unless they meet all of the conditions noted in Section R105.2, Item 10.

NOTE: Please refer to PDSO's **Information Bulletin 151** for information on permitting of residential decks.


Roderick J. Sanchez, AICP, CBO
Director and Building Official
Planning and Development Services Department